K 3398

Book 3398 Page 461 461

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$10.00----------

----------Ten and no/100----------**DOLLARS**

and other good and valuable considerations, cash in hand paid by Earnest R. Davis and wife, Carole Ann Davis, the receipt of which is hereby acknowledged and in further consideration of the said Earnest R. Davis and wife, Carole Ann Davis, assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of trust executed by John Tom Vaughan and wife to Herschel Greer, Trustee, as of record in Book 2820, page 573, to secure Guaranty Mortgage Company of Nashville, one note dated July 31, 1958, for the sum of $13,500.00, with interest at 4 3/4% per annum, both principal and interest payable $79.43 monthly, beginning August 1, 1958, final July 1, 1988.

NOTE: By instrument of record in Book 2821, page 562, the above debt was assigned to Federal National Mortgage Association.

We, John Tom Vaughan and wife, Margaret P. Vaughan
have bargained and sold, and by these presents do transfer and convey unto the said Earnest R. Davis and wife, Carole Ann Davis
their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in Davidson County, Tennessee, being Lot No. 410 on the Plan of Bellshire Estates, Section "B", as of record in Book 2331, pages 128 and 129, Register's Office for said County.
Said lot fronts 64.2 feet on the northerly side of Bellshire Court and runs back 231.2 feet on the southwesterly line and 200.3 feet on the southeasterly line to a dead line in the rear, which is a broken line, measuring 352 feet thereon.
Being the same property conveyed to John Tom Vaughan and wife, Margaret P. Vaughan, by deed from Wright and Sadler, Inc., as of record in Book 2799, page 119, said Register's Office.

This conveyance is made subject to restrictions filed for record June 15, 1956, in Book 2542, page 415, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Earnest R. Davis and wife, Carole Ann Davis
their **heirs and assigns, forever.**

And we **do covenant with the said** Earnest R. Davis and wife, Carole Ann Davis
that we are **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And we, John Tom Vaughan and wife, Margaret P. Vaughan
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Earnest R. Davis and wife, Carole Ann Davis
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 25th **day of** May **19**62

John Tom Vaughan

Margaret P. Vaughan

PG 461